APPROVED

APPLICATION NO:
F/2001/5462

LOCATION:
Land Adjoining 102 London Road, Wokingham.

APPLICANT:
Calcot Developments C/O Architectural Services

PROPOSAL:
Proposed erection of detached garage.

EARLIEST DATE FOR DECISION: **03/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
25/01/2002

CASE OFFICER: **Louise Smith**

576
DO

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Calcot Developments
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Reading
Berkshire
RG30 4QA

Application Number: F/2001/5462

Parish: **WOKINGHAM**

Location: **Land Adjoining 102 London Road, Wokingham.**

Proposal: **Proposed erection of detached garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Condition
5. No gates shall be provided.

Condition
6. Access shall be a minimum of 4.8 metres wide.

Condition
7. If the hedge was to be removed a 1.7 metres closeboarded fence would be erected in its place.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
5. In the interests of highway safety and convenience.

Reason
6. In the interests of highway safety and convenience.

Reason
7. In the interests of residential amenity.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1 and LD3.
South East Area Local Plan Policies STV1, SBE1, SBE2, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WOS3, WT7 and WT6.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 10/01/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

TO: **DEVELOPMENT CONTROL**
Louise Smith

FROM: Environmental Design

DATE: 8 December 2002

Location:	Land adjoining 102 London Road, Wokingham
Proposal:	Proposed erection of detached garage.
Application Number:	F/2001/5462

In response to your consultation dated 10 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. The conifer hedgerow on the boundary with no. 2 Barrett Crescent may need to be cut back in order to build the garage in the location as shown on the Block Plan. I have no objections to this, as the hedge is relatively low and has no major visual impact on the street scene.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 10 December 2001

Application Number: F/2001/5462

Proposal: Proposed erection of detached garage.

Parish: WOKINGHAM TOWN

Site Address:
Land Adjoining 102, London Road, , Wokingham.

Applicant:
Calcot Developments C/O Architectural Services.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1/ C049, R049 (gg retained for parking)

2/ C140, (INSERT: 10 metres), R140.

3/ No gates shall be provided. R: IHS&C.

NOT.

Comment.

The proposed access shall be a minimum of 4.8 metres wide.

Signed: _____ **Print name:** AC 13/12/01

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5462

Applicant : Calcot Developments C/O Architectural Services.

Location : Land Adjoining 102, London Road, , Wokingham.
Proposal : Proposed erection of detached garage.

Site Notice Displayed ? :

YES	NO	DATE
	✓	19/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 19/12/01.

Date Registered : 30/11/2001

Earliest Date for Decision : 03/01/2002

Latest Consultation Date/Site Notice Expiry Date : 03/01/2002

This application will have expired on: 25/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Neighbour (No2 Barret Crescent) - Concern over maintenance of hedge + view overlooking gge from bedroom windows. Also concerned over access, doesn't want them using same driveway. Noise.!

Highways - ok - see conditions.

Planning Issues :

Identified Settlement - GN1, WOS2, STV1
Impact on Street
Impact on Neighbours } LO3, WBE1, WOS3, SBE1, SBE2
Parking + Highways. - WT7, WT6, ST3, ST5

Application Number: F/2001/5462 – 102A London Road, Wokingham

Appraisal:

Development

The site is a two storey detached dwelling, situated within the identified settlement of Wokingham.

The proposed development is for a detached garage, 5.5m long and 3.2m wide. It would have a pitched roof, 2.2m to the ridge and 3.2m to the eaves. Doors are planned in the front and side elevation.

1. Impact upon neighbouring properties
   The existing boundary between No2 Barrett Crescent and No102A London Road is marked by a 3m hedge of close knit conifers, planted within the curtilage of No102A. No2 Barrett Crescent is set 2m from the boundary. At present, the hedge overshadows the side ground floor lounge windows of No2, however, additional front and rear windows allow light into the room. The proposed garage would be 0.2m higher than this existing hedge and set back 1m from the boundary. Due to the screening provided by the hedge and the distance between the dwelling and the proposed garage, overbearing is not considered to be an issue.

   A 1.7m close-boarded fence separates No102 and 102A London Road. The garage would be set 1m from the fence and not create adverse affects in terms of overshadowing, overlooking or being overbearing.

2. Impact upon the character of the area
   A number of dwellings along Barrett Crescent have detached garages, therefore the development is considered to be in keeping with the streetscene.

3. Impact upon highway safety (parking provision)
   The driveway and garage would provide parking for 2 cars in compliance with the requirements for this 3-bedroom dwelling. Provided that the garage is retained for parking, no gates will be provided and access will be a minimum of 4.8m, the highways department has no objections to the proposed development.

Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5462
Conditions/Reasons for Refusal

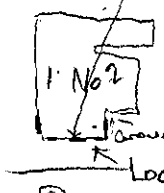
No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	~~C044~~	~~R044~~	~~(insert: ground floor level)~~
3	C049	R049	
4	C140	R140	(insert: 10 metres)
5		R:IHS&C	No gates shall be provided
6		-"-	Access shall be a minimum of 4.8m wide.
7.			If the hedge was to be removed a 1.7m close boarded fence would be erected in its place.
			Reason: In the interests of residential amenity
Informative for approvals			
N16	NOT		
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2, ST3, ST5			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WBE1, WS3, WT7, WT6.			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, LO3			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 10.01.02

1st floor bedroom only light source

DROP IN TO NO 2 BARRET CRES



RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 102 London Road Wokingham.

APPLICATION NUMBER: F/2001/5462

OFFICER: Louise Smith

DATE OF SITE VISIT: 19/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS Red Brick, brown concrete tile roof, painted cream/white brick some houses, Detached / semis + terrace 2 storey.

Barrett Cress.

London Rd.

Red brick, brown concrete roof tile detached housing - set back on 2 storey private rd

3. DESCRIPTION OF SITE/BUILDING
red brick 2 storey detached brown tile Being constructed

4. RELATIONSHIP TO ADJOINING PROPERTIES
Neighbour claims privat restricts light into house - how high? - whose land is it on.

102A side bounderies 1.7m close boarded fence + concrete posts.

Would be overlooked from bedroom windows.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING —

LEVELS LAND LEVELS CHECK OUT → OK

BOUNDARY TREATMENT Next Door → conifer hedge 10 feet heigh. 3.048m heigh.

OTHERS

on No 102A London Rd property.

Received by Wokingham District Council

Application No: F/2001/5462

Proposal:
Proposed erection of detached garage.

Location:
Land Adjoining 102, London Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5462 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/01/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

10 December 2001

**********FILE COPY**********

Tel: (0118)0974 6444

Date: **10 December 2001**

My ref: F/2001/5462

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5462
Land Adjoining 102, London Road, , Wokingham.
Proposed erection of detached garage.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)0974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5462**
Land Adjoining 102, London Road, , Wokingham.
Proposed erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118)0974 6444

Date: **10 December 2001**

My ref: F/2001/5462

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Louise Smith

Development Control Officer

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118)0974 6444

Date: **10 December 2001**

My ref: F/2001/5462

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Louise Smith

Development Control Officer

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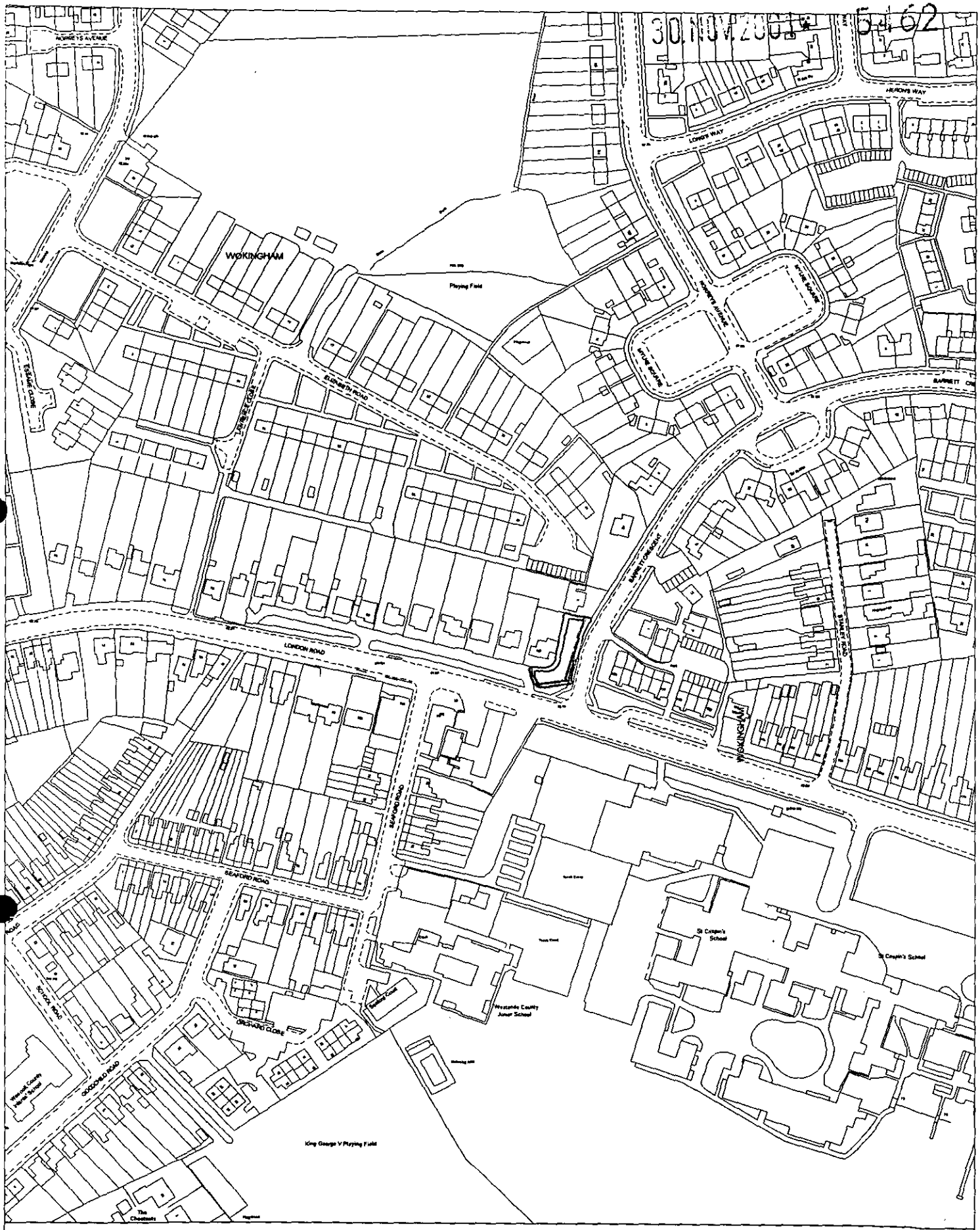
Land Adjoining 102, London Road, , Wokingham.
Proposed erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

**********FILE COPY**********

30 NOV 2001 54.62



Site Plan, Scale: 1 to 2500

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Wokingham District Council, Licence No. LA086134
Date: 23 March 1999

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2001	Map No. 75A Site 0.04
Officer: LS | Application No. F/2001/5462	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF DETACHED GARAGE

Location: 102A LONDON ROAD

Parish: WOKINGHAM Ward: ~~EVESCOTT~~ NORREYS

Applicant: CALCOT DUTS

Fee (1) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	CHECK RED OUTLINE WITH APPROVED DWELLING APPLICATION F/2001/3553.	phoned agent.	more land bought
2	1:500 block plan showing existing & proposed dev. + adj. Properties	SHOW TREES ON BLOCK PLAN.	→ NO trees affected	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10/12

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape .....

Trees – REQUIRES LOCATION OF TREES ON SITE – No trees on site affected.

Conservation Officer .....

Environmental Health .....

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (INTERNAL) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services .....

Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency .....

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS:

No pre-apps

NEIGHBOURS:

S/N + see map + address sheet attached

+ MR J. L. KIDWELL, 2 BARRETT CRESCENT, WOKINGHAM, RG10 1UP

30.NOV.2001 5462

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/3553	Mr and Mrs A T Harris "Kalahari" 92 London Road WOKINGHAM Berkshire RG41 1YE
F/2001/3553	Mrs J A Coles 86 London Road WOKINGHAM Berkshire RG11 1YF
F/2001/3553	J V Fisher Little Bredy 84 London Road WOKINGHAM Berkshire RG40 1TF

App approved
Letters sent 18-05-01

30.NOV.2001* 5462

Architectural Services

21 Fairway Avenue, Tilehurst, Reading, RG30 4QA. Tel/Fax: 0118 942 1655
Email: archserve@fsbdial.co.uk
Architectural Design - Planning - Appeals - Building Surveys

28th November 2001

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

our reference: **01828/P**
your reference:

Dear Sirs,

Proposed detached garage
102A London Road, Wokingham

Please find enclosed a full planning application for the above proposals with the appropriate fee of £95-00.

The proposed garage and drive will provide the two off road parking spaces approved under planning application F/2001/3553 for the detached house currently under construction. The original dropped kerb and parking spaces approved at the front of the new dwelling will be omitted in the event of this application being approved.

Should you need anything further, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

cc. Calcot Developments

Environmental Services

For office use only
Application number 30.NOV.2001 * 5462

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	CALCOT DEVELOPMENTS
	Address and postcode	THE SHRUBS BATH ROAD CALCOT READING
	Phone number	
	Agent's Name	ARCHITECTURAL SERVICES
	Address and postcode	21 FAIRWAY AVENUE TILEHURST READING RG30 4QA
	Phone number	0118 942 1655
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	102A LONDON RD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	DETACHED GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ Conifer trees only
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILE TO MATCH HOUSE BRICK
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. *Please make sure that you enclose the following.*		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• *1:2500 scale location plan with the site outlined in red.*		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone ~~else~~ who (at the beginning of the period of 21 days ending with the ~~date~~ of the application) owned any part of the land ~~which~~ the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

~~None~~ of the land forms part of an agricultural holding.

Your signature: P John

on behalf of CALCOT DEVELOPMENTS.

Date 28/11/01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

Hazelbury

ADDRESS 102 London Road PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/48/64	Mr PH Vaux	Erect house & garage on part of land	30/4/64	Ref
O/56/64	- do -	Erect house & garage on part of land rear of 3 Bonnett Crescent	26/8/64	C/A
BR 7074	Mr S.J. Lauder	Erection of storm porch	24-8-77.	App N/A
BR 9511	"	Ground floor toilet & garden store	28.9.78	App N/A
09365	"	"	2.11.78	N/A C/A
BR 11365	"	Enlargement of garage & kitchen	18.7.79	App N/A
14/97	"	"	25.10.79	N/A C/A
F/2001/3553	R. Bothwick (land adj.)	erect of det. dwell	04/05/01	C/A

DATE OF COMPLETION

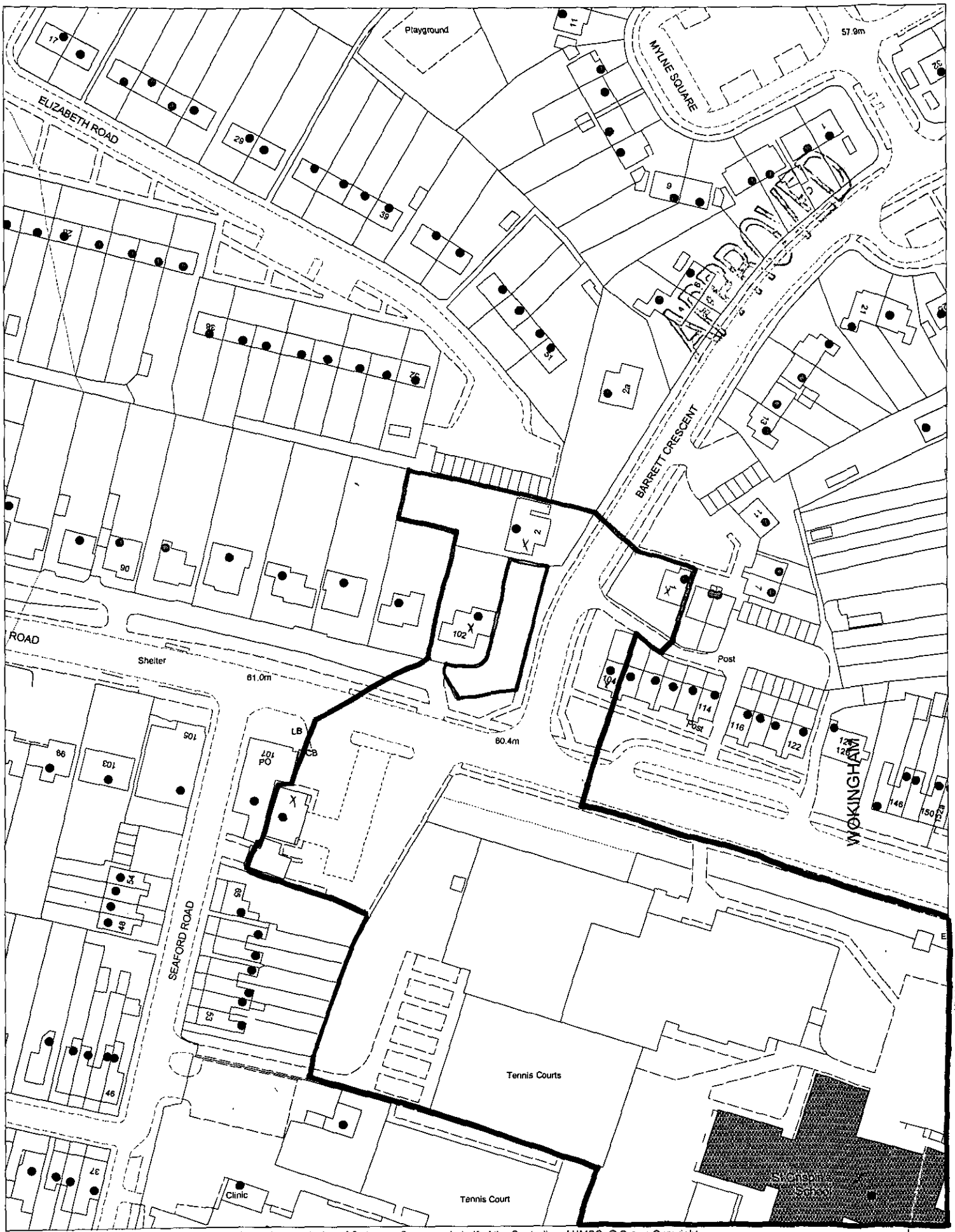
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

no relevant conditions to proposed gge dev't

30.NOV.2001 * 5462



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Development Control Section, Environmental Services, Wokingham District Council.
4 December 2001

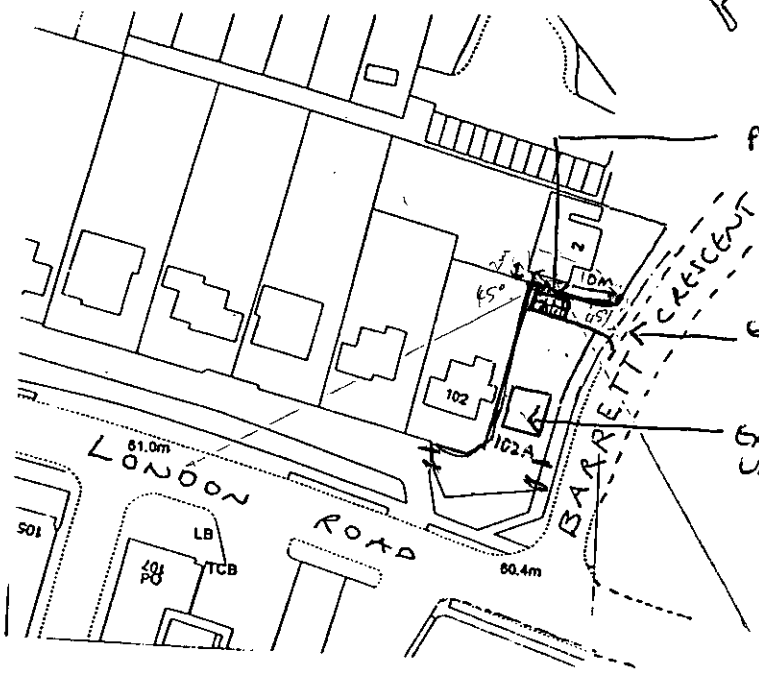
Scale: 1 : 1250

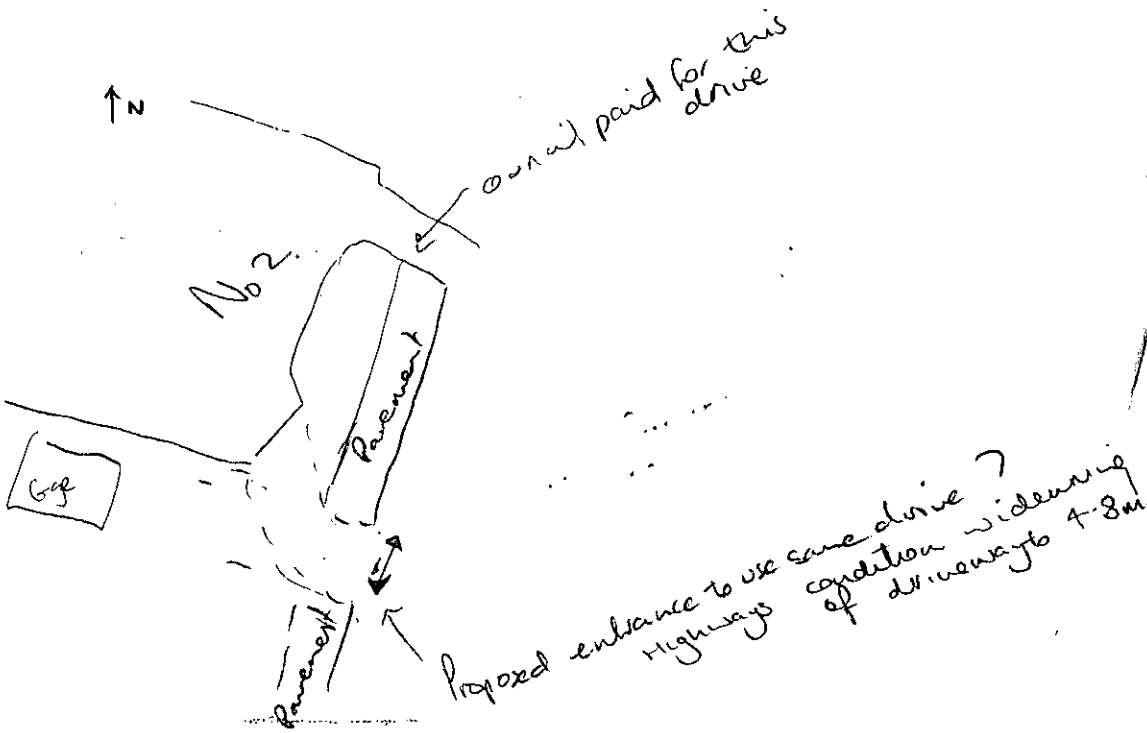
N W E S

30.NOV.2001* 5462

APPROVED

Sketch on windows for No 2





Job: 102, London Road Wokingham	Date: Nov'01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed detached garage Block plan	Scale: 1:1250		
	Drawn by: PS	Drawing No: 01828/01 Revision	

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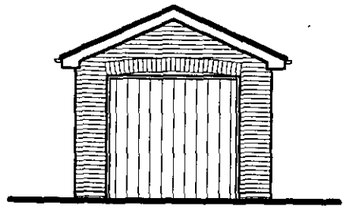
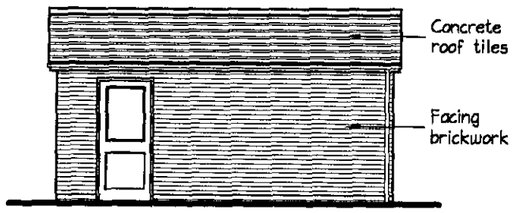
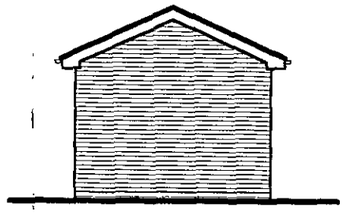
APPROVED



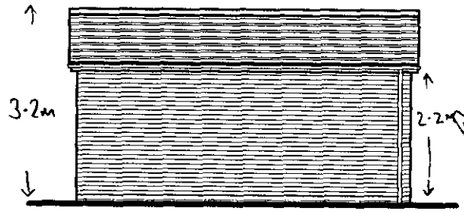
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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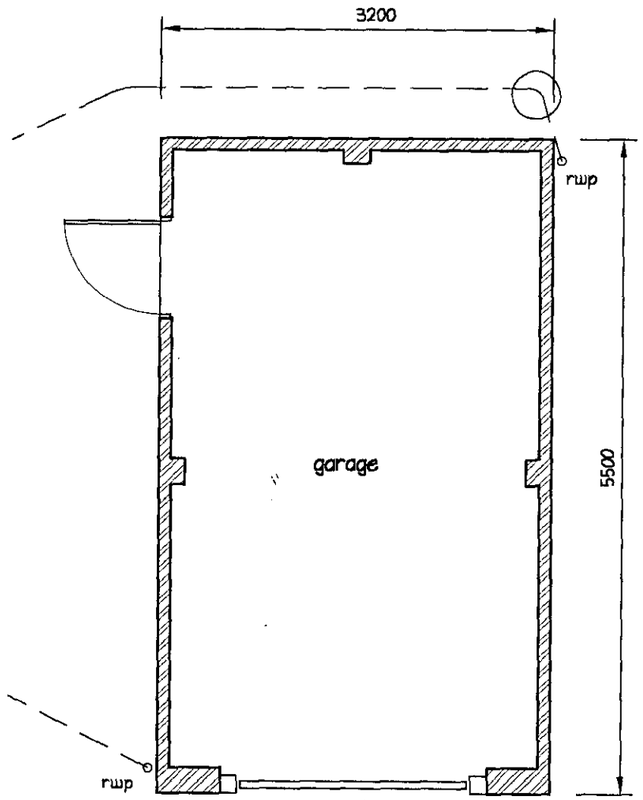
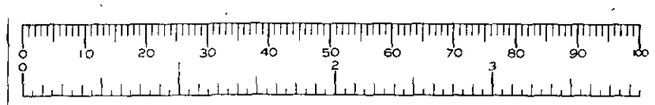


GROUND FLOOR PLAN



Job: 102A, London Road, Wokingham	Date: Nov 2001	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed detached garage Plan & Elevations	Scale: 1:100		
	Drawn by: PS	Drawing No. 01828/12 Revision	